

LEASE MOLD ADDENDUM

THIS ADDENDUM IS AGREED TO AND SHALL BE MADE PART OF THE LEASE AGREEMENT BETWEEN _____ (“OWNER” OR “AGENT”) AND _____ (“TENANTS”) FOR THE PREMISES LOCATED AT _____ (“PREMISES”)

MOLD AND VENTILATION NOTIFICATION AND AGREEMENT: Mold consists of naturally occurring microscopic organisms which reproduce by spores. Some types of mold can lead to adverse health effects and reactions. Not all mold is visible, but it can often be seen in the form of discoloration ranging from brown to black and white to orange. It may also present a musty odor. Reducing moisture significantly reduces the risk of mold growth.

Tenant agrees that the Premises are being delivered free of known damp or wet building materials (“mold”) or mildew contamination. (If checked, ___ the Premises were previously treated for elevated levels of mold that were detected.) Tenant acknowledges and agrees that (i) mold can grow if moisture is allowed to accumulate and (ii) Premises are not properly maintained. Tenant further acknowledges and agrees that Tenant has a responsibility to properly maintain Premises free from moisture and debris in order to inhibit mold growth and that Tenant’s agreement to do so is part of the Tenant’s material consideration in Owner’s agreement to rent the Premises to Tenant. As such, Tenant agrees to:

1. Keep Premises clean and free from debris;
2. Keep Premises free from moisture;
3. Not “hang-dry” clothes indoors;
4. Use reasonable care to close doors, windows and other openings to prevent entry of water into Premises;
5. Use exhaust fans, if available, in the bathrooms(s) and kitchen while using facilities and notify Owner or Agent of any inoperative exhaust fans;
6. Leave bathroom and shower doors open after use;
7. Use ceiling fans, if present;
8. Clean any mildew or mold that appears with an appropriate cleaner formulated to kill mold;
9. Notify Owner or Agent in writing of any water intrusion into the Premises, including but not limited to flooding, leaks, drips or “sweating pipes”;
10. Notify Owner or Agent of water overflows from bathroom, laundry facilities, or bathroom;
11. Notify Owner or Agent of any significant mold growth in Premises;
12. Allow Owner or Agent, with appropriate notice, to enter Premises to make inspections for mold and ventilation;
13. Release, indemnify, hold harmless and forever discharge Owner and Owner’s agents, employees, successors and assigns from any and all claims, liabilities, or causes of action of any kind that Tenant, members of Tenant’s household or Tenant’s guests or invitees may have at any time against Owner or Owner’s agents resulting from the presence of mold due to Tenant’s failure to comply with the Lease and Rental Mold Addendum.

Tenant (Signature) _____ Date _____

(Print Name) _____

Tenant (Signature) _____ Date _____

(Print Name) _____

Tenant (Signature) _____ Date _____

(Print Name) _____

Owner or Agent (Signature) _____ Date _____

(Print Name) _____